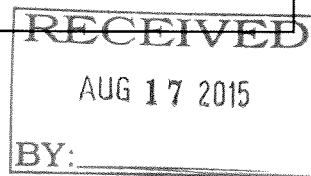


SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street): <u>Southwest Corner of Dickey Drive and E. Euless Blvd.</u>	
Current Legal Description (abstract and tract number or subdivision, lot, and block): <u>Part of Tract A, Oak Crest Estates, Volume 388-14, Page 29 (T C T P R)</u>	
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district): <u>PD-2070</u>	
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Multi-Family</u> SIC Code: <u>6513</u>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): <u>N/A</u>	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): <u>1</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>5.0 Acres</u>	
Lot Width at Building Line for each Street Frontage <u>E. Euless - 478 LF; Dickey - 304 LF</u>	
Proposed Building Setbacks:	
Front: <u>30'</u> Rear: <u>20'</u> Side (left): <u>20'</u> Side (right): <u>20'</u>	
Gross Building Floor Area	<u>142,432 sq ft</u>
Height in Feet to Highest Point	<u>54'-0" Average</u>
Number of Floors	<u>4</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>30</u> % / Stucco <u>55</u> % / Other <u>15</u> %
Left Side Elevation:	Brick <u> </u> % / Stucco <u> </u> % / Other <u> </u> %
Right Side Elevation:	Brick <u>20</u> % / Stucco <u>65</u> % / Other <u>15</u> %
Rear Elevation:	Brick <u>25</u> % / Stucco <u>60</u> % / Other <u>15</u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>120 Required; 126 Provided</u>
Number of Handicapped Spaces	<u>6</u>
Number of Loading Bays Provided	<u>0</u>



DRIVEWAYS: (UDC 84-202 through 84-210)

Number proposed per street	<u>1-Dickey Drive; 1 Emergency - E. Euless</u>
Clearance from nearest street intersections	<u>Dickey - 72'; E. Euless - 415'</u>
Clearance between existing and proposed driveways	<u>Dickey - 245'; E. Euless - N/A</u>
Width of each driveway	<u>Dickey - 30'; E. Euless - 26'</u>
Curb Radii for each driveway	<u>20'</u>
Distance between property line and first parking space	<u>Dickey - 65'; E. Euless - 59'</u>

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)**Proposed Pole/Ground Signs:**

Street Name _____ Front Setback _____ Side Setback _____

Overall Height _____ Sign Area _____

Proposed Wall Signs:

Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>54,850 sf</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>24</u>	<u>102</u>
Square feet of landscaped area	<u>33,668 sf</u>	<u>57,698 sf</u>
Square feet of landscape islands in parking lot	<u>0 sf</u>	<u>1,169 sf</u>
Number of large trees existing / proposed	<u>36</u>	<u>18</u>
Number of ornamental trees proposed	<u>11</u>	<u>13</u>
Number of shrubs proposed	<u>97</u>	<u>—</u>
Square feet of ground cover proposed	<u>520 sf</u>	<u>2,697 sf</u>

SIGNATURES:Applicant (please print) Gardner Capital DevelopmentOwner: Charles Yang, ManagerAddress: 4801 Woodway Drive, Suite 300-E (Houston, TX)Address: 2904 Beau-champ Drive (Plano, TX 7509Phone: 713 503-4477Phone: 972 365-5091

Fax: _____

Fax: _____

Email: jharris@gardnercapital.comEmail: charlesandsarah39@gmail.comSignature: [Signature]Signature: [Signature]**OFFICE USE ONLY:**

Fee Paid: <u>\$300.00</u>	Received By: <u>Mollie Snapp</u>	Date Received: <u>8/17/15</u>	Case Number: <u>15-08-SP</u>	H.T.E. Number: <u>15-40000008</u>
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